

181.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

768,500 / 768,500

USE VALUE:

768,500 / 768,500

ASSESSED:

768,500 / 768,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
21		HOMER RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	CAGGIANO STEVEN P
Owner 2:	BATTINELLI JOANN V
Owner 3:	

Street 1: 21 HOMER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,349 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2678 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7349		Sq. Ft.	Site		0	70.	0.87	7									448,331						448,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7349.000	320,200		448,300	768,500			
Total Card		0.169	320,200		448,300	768,500	Entered Lot Size		
Total Parcel		0.169	320,200		448,300	768,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	286.96	/Parcel: 286.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,200	0	7,349.	448,300	768,500	768,500	Year End Roll	12/18/2019
2019	101	FV	289,900	0	7,349.	448,300	738,200	738,200	Year End Roll	1/3/2019
2018	101	FV	289,900	0	7,349.	377,900	667,800	667,800	Year End Roll	12/20/2017
2017	101	FV	289,900	0	7,349.	345,900	635,800	635,800	Year End Roll	1/3/2017
2016	101	FV	289,900	0	7,349.	294,600	584,500	584,500	Year End	1/4/2016
2015	101	FV	242,200	0	7,349.	256,200	498,400	498,400	Year End Roll	12/11/2014
2014	101	FV	242,200	0	7,349.	237,000	479,200	479,200	Year End Roll	12/16/2013
2013	101	FV	242,200	0	7,349.	225,400	467,600	467,600		12/13/2012

Parcel ID 181.0-0005-0011.0

!14200!

PRINT

Date 12/11/20 Time 04:04:14

LAST REV Date 08/20/18 Time 10:34:10

apro

14200

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVERSO ANNETH	30345-194		6/25/1999		265,000	No	No		
DIPRONIO JEANNE	26011-151		1/31/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2011	34	Redo Bat	12,800					
4/22/2002	328	Addition	69,000	O		G4	GR FY04	1 ST ADDITION-REMO

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	BS	Barbara S
4/13/2009	Meas/Inspect	163	PATRIOT
11/7/2008	Measured	345	PATRIOT
3/5/2000	Inspected	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/20/1993		MF	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	21 - Split Level	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	18%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN W/ RED BRICK	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

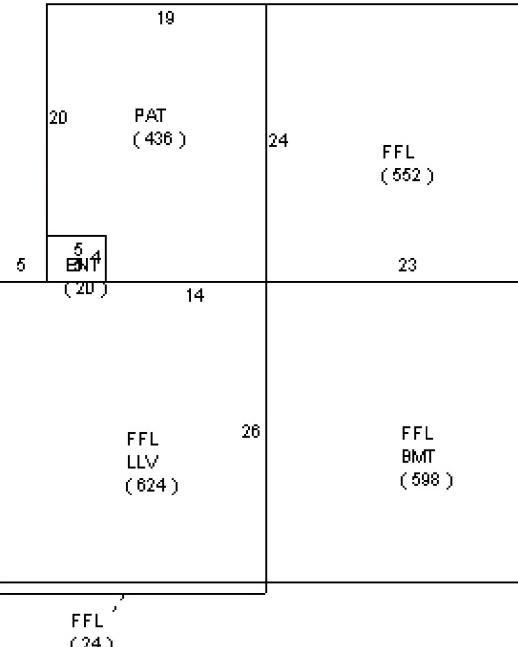
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	18.6		%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.23398209
Const Adj.:	0.99514490
Adj \$ / SQ:	116.659
Other Features:	109439
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393400
Depreciation:	73172
Depreciated Total:	320228

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

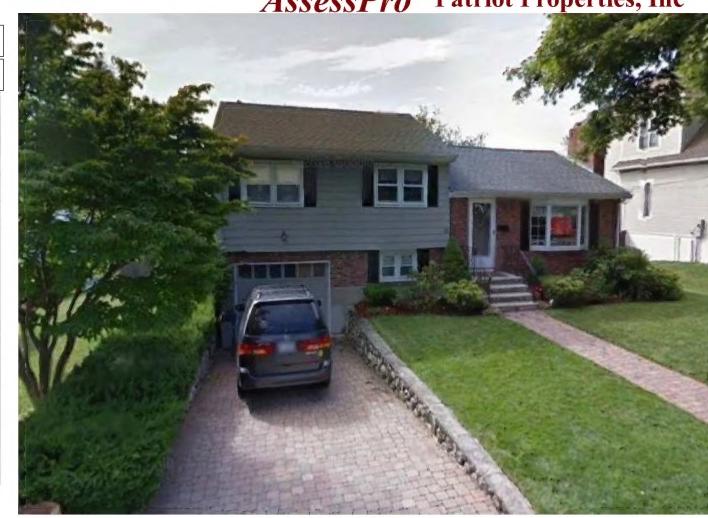
Juris. Factor:	1.00	Before Depr:	116.66
Special Features:	0	Val/Su Net:	92.12
Final Total:	320200	Val/Su SzAd:	178.09

PARCEL ID

181.0-0005-0011.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,798	116.660	209,753						
LLV	Lower Level	624	72.180	45,042						
BMT	Basement	598	45.640	27,291						
PAT	Patio	436	3.090	1,349						
ENT	ENTRY	20	26.270	525						
Net Sketched Area:				3,476	Total:		283,960			
Size Ad	1798	Gross Are	3476	FinArea	2678					

IMAGE

AssessPro Patriot Properties, Inc